



1.096 acres/.44 hectares

US 183 .57 miles/.91 km east

Utilities available

Southwest Corner of Crystal Falls
Pkwy. and West Drive

Zoning - General Commercial

Mr. John Mallach
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|---|------------------------------|---|--|--|
| Property | | | | |
| Total Acreage: 1.096 acres/.44 hectares | | Map: MAPSCO Austin 2006 Street Guide, pg. 342, Sec. Q | | |
| Location | | | | |
| City: Leander | | County: Williamson | | |
| Address/Directions: Southwest Corner of Crystal Falls Pkwy. and West Drive (www.wcad.org R# 398642) | | | | |
| Within City Limits: Yes | | Distance from City Limits: Not Applicable | | |
| Distance to US Highways: .57 miles/.91 kilometers east | | Type of Zoning: General Commercial (GC-3-C) | | |
| Distance to Interstate Highways: 14 miles/22.5 kilometers east | | | | |
| General Site Information | | | | |
| Previous Use of Site: Greenfield | | General Condition: Excellent | | Dimensions: 130 x 350 feet/40 x 107 meters |
| Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes | | | Shrink/Swell Capacity: Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete | |
| Adjoining Acreage Available: No | | Can Site Be Divided: Yes | | Lot Size: Negotiable |
| Improvements | | | | |
| Rail Served: No | | Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail | | |
| Proximity to Port(s): Three (3) hours to Port of Houston | | Other Improvements: Not Applicable | | |
| Fenced: No | | Landscaped: No | | |
| Located within an Industrial Park: No | | Type of Business: Commercial, Retail | | |
| Deed Restriction(s): Composite Zoning Ordinance | | Covenants: No | | |
| Utilities | | | | |
| City of Leander Services: Department of Engineering, (512) 528-2700 | | Water - Size of Nearest Line: 12 & 8 inches/30.5 & 20.3 cm Pressure: 88 psi/606.7 kilopascal | | Sewer – Size of Nearest Line: 6 inches/15.2 cm |
| Electric Service: Pedernales Electric Cooperative (PEC) | | Phone: (830) 868-6041 | Facs: (512) 268-0328 | Email: Trista.fugate@peci.com |
| Natural Gas Service: ATMOS Energy, (512) 310-3810, | | Size of Nearest Line: 4 inch/10.2 cm 550 feet/168 meters east of the site | | Pressure: Intermediate Pressure 1,000 feet/305 meters from the Bagdad Road and Crystal Falls Pkwy. intersection |
| Telecommunication Service: AT&T and/or SuddenLink | | Phone: (512) 870-4430 and/or (979) 595-2424 | Facs: (512) 870-4475 and/or (979) 595-2445 | Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com |
| Solid Waste Disposal: Clawson Disposal, Inc. | | Phone: (512) 259-1709 | Facs: (512) 746-5807 | Email: clawsondisp@earthlink.net |
| Sales Information | | | | |
| Contact: Mr. John Mallach | Phone: (512) 799-9083 | Facs: (512) 623-6275 | Email: jmallach1@austin.rr.com | Web Site: www.kw.com |
| Sales Price: \$569,000 | | Lease Price: Not Applicable | | |
| Comments: The subject property is the vacant corner lot next to the existing Crystal Falls Dental and across the street (west) of Connie's Car Wash. It has street access on both Crystal Falls Pkwy and West Dr. A 47,741 square foot/4,435 sq. meter corner lot zoned for commercial retail or professional office on rectangular tract of land, with approximately 350 feet/107 meters of frontage on Crystal Falls Parkway and approximately 130 feet/40 meters in depth. Power, water, cable, telephone and natural gas are available. Concept Site Plan available for retail center. | | | | |